

Oatlands Historic District  
Little Oatlands  
U. S. Rt. 15  
Leesburg vicinity  
Loudoun County  
Virginia

HABS No. VA-949-G

HABS  
VA,  
54-LEES.V,  
4G-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

*Revised Copy of Altered Drawings*

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D. C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS  
VA  
54-LEEB.V,  
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OATLANDS HISTORIC DISTRICT, LITTLE OATLANDS

HABS No. VA-949-G

Location: U. S. Route 15  
Leesburg vicinity  
Loudoun County  
Virginia

Owner: Mr. and Mrs. David E. Finley

Occupant and use: Residence, Mr. and Mrs. Finley

Statement  
of Significance: A vernacular stone and frame structure, Little Oatlands provides a vivid contrast to the formal mansion that is the centerpiece of the historic district. It served as the home of George Carter II while the nearby mansion was being built, and later as the home of the last of the Carters to live at Oatlands.

ARCHITECTURAL INFORMATION

A. General Statement

Architectural Merit and Interest: Little Oatlands is significant in the Oatlands Historic District in the fact that it was the home of the first and the last Carter at Oatlands. The original four-room structure was occupied by George Carter during the construction of Oatlands in the first quarter of the nineteenth century. It was enlarged by George Carter II for his residence in the last quarter of the nineteenth century, prior to the purchase of Oatlands by Stilson Hutchins in 1897. The original structure and the alterations made by George Carter II are identifiable in the architectural drawings by Fred M. Kramer and Ides Van der Gracht, Architects in 1933-34, when Mr. and Mrs. David E. Finley (Margaret Eustis), the present owners and occupants, made further changes. The latter changes are not included (other than by necessary reference) in this report and the accompanying drawings.

Condition of Fabric: Very good. The house and grounds are excellently maintained by the present owners.

B. Detailed Description of the Exterior

Overall dimensions: The original stone structure measures 24'-0" x 36'3". Including the additions made by George Carter II, the overall dimensions are approximately 63'-3" x 53'-3".

Number of Stories: The original structure was two stories. A two-story addition was made south of the original portion and also on the north, east of the lean-to.

Layout, Shape: The original structure was rectangular, altered to an irregular tee.

Foundations: Rubble stone.

Wall construction, Finish, Color: The original section is rubble stone. The west wall of the lean-to is clapboarding. Other walls of the addition are presently novelty siding, assumed to have replaced original clapboarding. The stones and siding are painted white.

Structural System: The original stone bearing walls are now combined with the wood frame construction of the addition.

Porches, Stoops, Bulkheads: The 1933 Kramer drawings indicate that the existing east porch, which was altered at that time, was similar to a porch on the west, which was removed then. The drawings do not depict any other porches or stoops, though there was probably one at the service wing. The existing bulkhead east of the east porch has been altered.

Chimneys: There is a massive brick chimney, painted white, at the center of the original section. A second chimney was added to the south of it in the late nineteenth century alterations. In 1933, a third chimney was removed from the roof of the service wing.

#### Openings

Doors and doorways: The original doorway, converted to a window in 1933, was located in the south wall of the southwest corner of the original section. Details of this doorway are unknown. The door to the east porch is wooden with four recessed panels. The flat trim of this door has a beaded edge. The existing entrance door on the west and the fan-light date from 1933-34.

Windows: It is presumed that the windows in the original stone section are the earliest. They are wood, double-hung, with six-over-six lights, 8-1/2" x 14". Windows in the north wall of the lean-to are similar with 7-1/2" x 9-1/2" lights. Similar windows in the addition on the south have 9-1/2" x 14-1/2" lights. Fixed louvered shutters are painted dark grey.

Roof Shape, Covering: The original stone section has a gabled roof with standing seam metal covering. The dormers on the north slope date from 1933-34. The gabled roofs of the two-story additions and the shed roof on the lean-to are also covered with standing-seam metal.

Cornice, Eaves: Plain flat trim without molded crown moulding.

Dormers: Existing dormers are not original.

C. Detailed description of the Interior

Floor Plans

First Floor: The original stone section consisted of two rooms sharing a central fireplace, with the entrance door at the southwest corner of the south wall. It is conjectured that the stairs to the second floor were just inside this door along the south wall. A doorway near the fireplace connected the two rooms. Doorways and steps led down from each room to the service wing in the lean-to on the north, which was added in the late nineteenth century. Steps from the existing library are still in place. Steps from the existing dining room were removed when the level of the pantry floor was raised in 1933-34. The lean-to contained two rooms in line, separated by a hallway to the exterior from the existing library. There is a third room, the present kitchen, in line east of the lean-to, with a winder stairway in its southwest corner, leading to a room above. The construction date of this two-story section is problematic, but it was built prior to the 1933-34 alterations. South of the original stone section, a stairhall and a polygonal-shaped room were added, also prior to the 1933-34 alterations. This hall was entered from the easternmost room (the dining room) of the original section.

Second Floor: There were two rooms above the original first floor in the stone section, connected by a door. It appears that there was a separate stairhall and closet at the south end of the easternmost room. When the existing stairs were added, access to the second floor of the original section was through a doorway at the stair landing as it is today. The stairs continued up three risers to the stairhall. This short flight is now enclosed as a closet. Access to the bedroom over the parlor was thus at the west end of the stair hall, which is presently converted to a bath. The bedroom is now reached from a new set of risers at the south end of the stair landing. Attic space under the lean-to roof is entered through a doorway above the flight of stairs from the kitchen to the bedroom above it.

Wall and Ceiling Finish: Existing walls are smooth plaster, painted, or wallpapered.

Doorways and Doors: Typical doors are frame with four recessed panels.

Flooring: Floors in original section are dark painted wood.

Decorative Features, Trim and Cabinet Work: The fireplace in the dining room has a simple mantel, framing an opening that is faced with tiles. In the library, the opening is frame with dark-painted stucco, and the hearth is stone.

Notable Hardware: None.

Mechanical Equipment: The house is presently equipped with central oil-burning heat, electricity, and plumbing.

D. Site and Surroundings

General Setting: Little Oatlands is approached from U. S. Highway 15 by a private tree-lined road south of Oatlands Hamlet and the Milkhouse, curving west of the "Log Cabin," which has been restored. It terminated in a circular drive, with Little Oatlands on the east and the "Cottage" on the west. North of the house are the modern greenhouse, service yard and garage. The well-maintained lawns which surround the house contain boxwood and trees. Boxwood and holly are planted next to the house. A modern swimming pool is south of the cottage, and some distance from the house. Beyond the lawn on the east and south are vistas of the surrounding rolling hills and cultivated fields.

PROJECT INFORMATION

This project was undertaken through the joint efforts and financing of HABS and the National Trust for Historic Preservation. Of particular value was the advice and cooperation of E. Blaine Cliver, Historical Architect, and Thomas M. Slade, Architectural Historian, both of the National Trust. This report was prepared by Woodrow W. Wilkins, A.I.A., Supervisory Architect, HABS Oatlands project, during the summer of 1973.